

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 20, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

//

The meeting was called to order at 8:22 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Alcorn reminded everyone that the Development Criteria Review Committee would meet tomorrow night, February 21, 2002 at 6:30 p.m. in the Board Conference Room. He noted that the public was invited.

//

Commissioner Koch announced his intention to defer the public hearing on SEA-92-Y-030, Motiva Enterprises, LLC, an application for a Shell service station on Lee Highway, from Wednesday, March 6, 2002 to a date to be determined.

//

FS-H01-70 - SPRINT PCS - 11400 South Lakes Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY SPRINT PCS FOR SOUTH LAKES HIGH SCHOOL PROPERTY, LOCATED AT 11400 SOUTH LAKES DRIVE, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE

COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Koch seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

//

FSA-L01-28-1 - NEXTEL COMMUNICATIONS - 7936 Telegraph Road

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION IN FSA-L01-28-1.

Commissioner Byers seconded the motion which carried unanimously.

//

Commissioner Wilson noted that the Commission had taken action on February 7, 2002 to schedule an administrative hearing before the Planning Commission on Wednesday, March 6, 2002 on a Board of Zoning Appeals (BZA) variance application, VC-01-L-199, Lawrence Doll Company, pending BZA agreement to a delay. Since the BZA has agreed to a deferral until March 12, 2002, she MOVED THAT THE ADMINISTRATIVE HEARING ON VC-01-L-199, FOR THE PROPERTY LOCATED AT 6001 SOUTH VAN DORN STREET IN ALEXANDRIA, BE HELD (INSTEAD) ON THURSDAY, MARCH 7, 2002 TO MEET OUR NOTIFICATION REQUIREMENTS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hall not present for the vote.

//

Commissioner Wilson, to allow more time to work out the details, MOVED THAT THE DECISION ONLY ON S99-CW-TR2, OUT-OF-TURN PLAN AMENDMENT FOR TRAILS, BE FURTHER DEFERRED TO MARCH 6, 2002.

Commissioner Byers seconded the motion which carried unanimously.

//

AREA PLANS REVIEW MARKUP - SPRINGFIELD DISTRICT

Commissioner Murphy made the following recommendations on six Springfield District items:

- FOR ITEM APR-01-III-4BR, THAT THE BOARD OF SUPERVISORS AMEND THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE LANGUAGE SUGGESTED IN THE STAFF REPORT;
- FOR ITEM APR-01-III-5BR, RETAIN THE CURRENT PLAN (AND DENY THE NOMINATION); AND
- FOR ITEMS APR-01-III-10BR, 13BR, 14BR AND 15BR, RETAIN THE CURRENT PLAN (AND DENY THE NOMINATION).

Commissioner de la Fe seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Alcorn not present for the vote.

//

ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. S01-IV-LP2 - OUT-OF-TURN PLAN AMENDMENT
2. RZ-2001-BR-028 - EASTWOOD PROPERTIES, INC.
FDP-2001-BR-028 - EASTWOOD PROPERTIES, INC.
PCA-81-A-036 - EASTWOOD PROPERTIES, INC

This order was accepted without objection.

//

S01-IV-LP2 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan in accordance w/the *Code of Virginia*, Title 15.2, Chap. 22. concerning Tax Map 106-4((1))54 pt., consisting of approx. 60 ac. bounded by Silverbrook Rd. on the W. & by Rt. I-95 on the E. The area, Land Unit 2, Sub-unit 2B of the Laurel Hill Community Planning Sector, is planned for residential development at 2-4 & 4-6 du/ac. The Plan text specifically limits the number of townhouse units to no more than 20% of the number of units in Sub-unit 2B and would increase the percentage of townhouse units to 35%.
MOUNT VERNON DISTRICT. PUBLIC HEARING.

Ms. Denise James, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language outlined on page 5 of the staff report.

In response to questions from Commissioner Byers, Ms. James confirmed that although the percentage of townhouses would be increased, the overall density would be decreased.

Chairman Murphy called for speakers and recited the rules for public testimony.

Mr. John Fedorshik, 9000 Ridgeley Drive, Lorton, representing the Federation of Lorton Communities, supported staff's recommended language.

Mr. Al Beyer, 8499 Silverview Drive, Lorton, spoke in opposition to any increase in density. When Commissioner Byers reiterated that the overall density would be reduced, Mr. Beyer withdrew his objections.

There being no further comments from the Commission and Ms. James having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim transcript is in the date file.)

//

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE OUT-OF-TURN PLAN AMENDMENT S01-IV-LP2.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

//

RZ-2001-BR-028/FDP-2001-BR-028 - EASTWOOD PROPERTIES, INC. - Appls. to rezone from R-1 & R-3 to PDH-3 & R-3 to permit residential development at a density of 2.27 du/ac & approval of the conceptual & final development plans on property located on the S. side of Zion Dr., approx. 600 ft. E. of Roberts Rd. on approx. 9.00 ac. Comp. Plan Rec: 1-2 du/ac with an option for 2-3 du/ac. Tax Map 68-4((1))48-50; 68-4((4))A1, C, D, 1; 68-4((13))A pt. & 77-2((26))1-3. (Concurrent with PCA-81-A-036.) BRADDOCK DISTRICT.

PCA-81-A-036 - EASTWOOD PROPERTIES, INC. - Appl. to amend the proffers for RZ-81-A-036 to permit residential development at a density of 2.7 du/ac on property located on the S. side of Zion Dr., approx. 600 ft. E. of Roberts Rd. on approx. 1.58 ac. zoned R-1 & R-3. Comp. Plan Rec: 1-2 du/ac. Tax Map 68-4((1))50 pt. & 68-4((13))A. (Concurrent with RZ/FDP-2001-BR-028.) BRADDOCK DISTRICT. JOINT PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed, Smith, Hazel, and Thomas, reaffirmed the affidavit dated January 9, 2002. There were no disclosures by Commission members.

RZ-2001-BR-028 - EASTWOOD PROPERTIES, INC.
FDP-2001-BR-028 - EASTWOOD PROPERTIES, INC.
PCA-81-A-036 - EASTWOOD PROPERTIES, INC.

February 20, 2002

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the application because of the applicant's failure to provide an interparcel connection as recommended in the Comprehensive Plan .

In response to questions from Commissioner Harsel, Ms. Swagler explained that the Plan recommended development that benefited circulation and that the applicant's plan to cul-de-sac its internal street rather than connect it to an existing cul-de-sac did not benefit circulation.

Ms. Swagler responded to further questions from Commissioner Harsel regarding the relevance of Criteria 6 concerning open space and the applicant's compliance with other applicable development criteria.

Mr. Chuck Almquist, Department of Transportation, responded to questions from Commissioner Harsel regarding traffic counts on Zion Drive and Roberts Road and local circulation patterns.

In response to a question from Commissioner Smyth, Ms. Swagler said that the cemetery to be preserved would count as open space.

In response to a question from Commissioner Hall, Ms. Swagler confirmed that staff would most likely support the application if the cul-de-sacs were connected.

In response to a question from Commissioner Hall, Mr. Almquist noted that an approximate 200 to 300 square foot reduction in impervious surface would result if the connection was made.

Mr. Lawrence explained that the applicant had met with the neighbors and that the community was not in favor of the connection. He added that there was also a problem with differing elevations and drainage. He noted that staff had denied the applicant credit for three separate criteria based on one item: the lack of interparcel connection, although he had been told in the past that an applicant could not get credit for more than one criteria for the same item. He commented on the applicant's consolidation efforts and maintained that the proposal did meet the recommendations in the Comprehensive Plan. In summary, Mr. Lawrence noted that the applicant's proposal would improve access to Goins Manor, improve pedestrian circulation, and improve drainage problems in the area.

In response to questions from Commissioner Smyth, Mr. Lawrence said the applicant would contribute to an escrow account for start-up maintenance costs for the proposed rain garden. He added that maintenance of the cemetery would be included in homeowners association documents.

RZ-2001-BR-028 - EASTWOOD PROPERTIES, INC.
FDP-2001-BR-028 - EASTWOOD PROPERTIES, INC.
PCA-81-A-036 - EASTWOOD PROPERTIES, INC.

February 20, 2002

In response to questions from Commissioner Byers, Mr. Paul Johnson, engineer for the applicant, explained that the back yards of lots 1 through 7 would be sufficient to allow room for a deck or other extension. Mr. Lawrence noted that most of those lots backed up to open space.

Chairman Murphy called the first listed speaker.

Mr. Robert Warakomsky, 10206 Burke Chase Court, Fairfax, representing the Sycamore Chase Homeowners Association, supported the applicant's design and opposed staff's suggestion that the two cul-de-sacs be connected. He said that the two cul-de-sacs would enhance the community as well as provide a place for children to play.

Commissioner Hall commented that it was illegal and unsafe for children to play in cul-de-sacs.

Commissioner Byers asked that the site plan be placed back on the viewgraph. He commented that he didn't see a traffic pattern that would lead to a cut-through problem. Ms. Swagler and Mr. Almquist agreed.

Mr. Philip Andrews, 5427 Plymouth Meadows Court, Fairfax, supported the applicant's design and opposed the connection. He maintained that connecting the two roads would attract additional traffic through the neighborhood.

Ms. Maryanne Donalan, 5378 Laura Belle Lane, Fairfax, supported the applicant's design and opposed the connection.

Mr. Chester Bracuto, 5316 Berrywood Court, Fairfax, supported the applicant's design and opposed the connection. He said he was not so much concerned about traffic from Roberts Road cutting through his neighborhood as he was about the residents of the adjacent townhouse developments who he claimed would use the connection, thereby creating additional traffic. He expressed his concern about the distance between his back yard and the new homes.

In response to questions from Commissioner Kelso, Mr. Almquist reiterated staff's rationale for requesting the connection. He explained that the applicant's proposal for two cul-de-sacs was a bad design and would cause longer trips for emergency and service vehicles, such as school buses, mail trucks, et cetera.

In response to questions from Commissioner Kelso, Ms. Swagler explained that, since the publication of the staff report, the applicant had proffered to contribute to the County's low and moderate income housing goals and therefore would receive full credit for Criteria 8 if the application was reassessed. However, she added that, despite the applicant's proposal to provide

February 20, 2002

transportation improvements on Zion Drive, staff still would only allow half credit for Criteria 4 because of the cul-de-sac design.

Sergio Mueller, 10300 Zion Drive, Fairfax, supported the applicant's design and opposed the connection. He agreed with Mr. Bracuto that cut-through traffic would be coming from the developments south of the subject property more than traffic off of Roberts Road. He added that there was a steep elevation at the entrance to the subject property and that it would not be a good idea to encourage additional traffic through the site.

There being no further speakers, Chairman Murphy called upon Mr. Lawrence for a rebuttal statement.

Mr. Lawrence noted that the staff report, while suggesting the connection, also suggested installation of traffic calming measures to discourage non-resident traffic. He asserted that traffic calming measures would not be necessary if cut-through traffic was not going to be a problem as staff claimed. He stated that the citizens in the area knew the traffic patterns and they insisted that cut-through traffic would occur if the connection was made. He maintained that the Zion Drive improvements were a significant transportation contribution. In response to Mr. Bracuto's concern about the distance between his back yard and the new homes, he noted that there would be a minimum of 25 feet from the new homes to the property line.

In response to a question from Commissioner Harsel, Mr. Lawrence, on behalf of his client, agreed to contribute \$2000 for start-up maintenance costs for the proposed rain garden. Ms. Swagler concurred.

Commissioner Hall, citing potential problems for school buses and other service vehicles, agreed with Mr. Almquist's assessment of the traffic situation and said she could not support a motion to approve the back-to-back cul-de-sac design.

Commissioner Smyth commented that she was somewhat undecided still, but because of drainage and elevation problems, would probably support a motion to approve the applicant's design.

In response to questions from Commissioner Moon, Commissioner Harsel outlined the route a motorist would take from the intersection of Roberts Road and New Guinea Road to Braddock Road East if a connection existed as suggested by staff.

There being no further comments or questions from the Commission and staff having no final remarks, Chairman Murphy closed the public hearing and recognized Commissioner Harsel for action on this case. (A verbatim transcript is in the date file.)

//

RZ-2001-BR-028 - EASTWOOD PROPERTIES, INC.
FDP-2001-BR-028 - EASTWOOD PROPERTIES, INC.
PCA-81-A-036 - EASTWOOD PROPERTIES, INC.

February 20, 2002

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-BR-028, CONSISTENT WITH THE PROFFERS DATED FEBRUARY 13, 2002 AND AMENDED AS FOLLOWS:

NUMBER 5: "AN ESCROW FUND OF \$2,000 FOR MAINTENANCE OF THE RAIN GARDEN SHALL BE ESTABLISHED."

Commissioner Kelso seconded the motion which carried by a vote of 7-3-2 with Commissioners Byers, Hall and Koch opposed; Commissioners DuBois and Moon abstaining.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-BR-028, CONSISTENT WITH DEVELOPMENT CONDITIONS DATED FEBRUARY 13, 2002.

Commissioner Kelso seconded the motion which carried by a vote of 7-3-2 with Commissioners Byers, Hall and Koch opposed; Commissioners DuBois and Moon abstaining.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-81-A-036, CONSISTENT WITH THE PROFFERS DATED FEBRUARY 13, 2002.

Commissioner Kelso seconded the motion which carried by a vote of 7-3-2 with Commissioners Byers, Hall and Koch opposed; Commissioners DuBois and Moon abstaining.

//

The meeting was adjourned at 10:15 p.m.
Peter J. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: September 10, 2003

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission